

## **APPENDIX F: MITIGATION MONITORING AND REPORTING PROGRAM**

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in this Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur.

In order to implement this Mitigation Monitoring and Reporting Program (MMRP), the County of San Luis Obispo shall designate a Project Mitigation Monitoring and Reporting Coordinator (“Coordinator”). The coordinator shall be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. Further, the coordinator will distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure shall not in any way prevent the lead agency from implementing the proposed project.

The following table lists each of the mitigation measures specified in the EIR and identifies the party or parties responsible for implementation and monitoring, as well as method and timing of verification. This table shall be used as the coordinator’s checklist to determine compliance with required mitigation measures.



Mitigation Measure/ Condition of Approval	Action Required	Timing	Monitoring Frequency	Responsible Agency or Party	Initial	Date	Comments
<b>Air Quality</b>							
<b>AQ-1(a) Construction Phase Mitigation.</b> Based on their size, location, and proximity to sensitive receptors, individual agricultural cluster subdivision projects may be subject to the following mitigation measures: <ul style="list-style-type: none"> <li>Maintain all construction equipment in proper tune according to manufacturer's specifications;</li> <li>Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);</li> <li>Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;</li> <li>Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;</li> <li>Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;</li> <li>All on and off-road diesel equipment shall not idle</li> </ul>	Required through APCD policies, and to be implemented by LUO Section 22.10.030(4) / CZLUO Section 23.06.082(b).	At project approval and periodically during construction.	N/A	Department of Planning and Building / APCD			

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<p>for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;</p> <ul style="list-style-type: none"> <li>Diesel idling within 1,000 feet of sensitive receptors is not permitted;</li> <li>Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;</li> <li>Electrify equipment when feasible;</li> <li>Substitute gasoline-powered in place of diesel-powered equipment, where feasible;</li> <li>Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel; and</li> <li>If the estimated ozone precursor emissions from the actual fleet for a given construction phase are expected to exceed the APCD threshold of significance after the standard mitigation measures are factored into the estimation, then BACT needs to be implemented to further reduce these impacts.</li> </ul>							
<p><b>AQ-1(b) Dust Control.</b> The following measures shall be implemented to reduce PM<sub>10</sub> emissions during construction:</p> <ul style="list-style-type: none"> <li>Reduce the amount of the disturbed area where possible;</li> </ul>	Required through APCD policies, and to be implemented by LUO Section 22.52.160(C)(1) / CZLUO Section	At project approval and periodically during construction.	N/A	Department of Planning and Building / APCD			

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<ul style="list-style-type: none"> <li>Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible;</li> <li>All dirt-stock-pile areas shall be sprayed daily as needed;</li> <li>Permanent dust control measures shall be identified in the approved project revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities;</li> <li>Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established;</li> <li>All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;</li> <li>All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;</li> <li>Vehicle speed for all construction vehicles shall</li> </ul>	23.06.082.						

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<p>not exceed 15 mph on any unpaved surface at the construction site;</p> <ul style="list-style-type: none"> <li>All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;</li> <li>Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and</li> <li>Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.</li> </ul> <p>The above measures shall be shown on development plans.</p> <p><b>Plan Requirements and Timing.</b> Conditions shall be adhered to throughout all grading and construction periods for all project components. Prior to issuance of grading permits, applicants shall include, as a note on a separate informational sheet to be recorded with any map, the aforementioned dust control requirements. All requirements shall be shown on grading and building plans. <b>Monitoring.</b> Planning and Building inspectors shall perform periodic spot checks during grading and construction. APCD inspectors shall respond to nuisance complaints.</p>							

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<p><b>AQ-1(c) Cover Stockpiled Soils.</b> If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin.</p> <p><b>Plan Requirements and Timing.</b> Conditions shall be adhered to throughout all grading and construction periods for all project components. <b>Monitoring.</b> Planning and Building inspectors shall perform periodic spot checks during grading and construction. APCD inspectors shall respond to nuisance complaints.</p>	Required through APCD policies, and to be implemented by LUO Section 22.52.160(C)(1) / CZLUO Section 23.06.082.	At project approval and periodically during construction.	N/A	Department of Planning and Building / APCD			
<p><b>AQ-1(d) Dust Control Monitor.</b> The contractor or builder shall designate a person or persons to monitor the dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p><b>Plan Requirements and Timing.</b> The name and telephone number of dust monitor(s) shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork, or demolition. The dust monitor shall be designated prior to approval of a Land Use Permit. <b>Monitoring.</b> Planning and Building shall contact the designated monitor as necessary to ensure compliance with dust control measures.</p>	Required through APCD policies, and to be implemented by LUO Section 22.52.160(C)(1) / CZLUO Section 23.06.082.	At project approval and periodically during construction.	N/A	Department of Planning and Building / APCD			

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<p><b>AQ-1(e) NOA Evaluation.</b> Prior to any grading activities at the site, project applicants shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, project applicants must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.</p> <p>Public health risk benefits can be realized by idle limitations for diesel engines. To help reduce the emissions impacts of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:</p>	Required through APCD policies, and to be implemented by LUO Section 22.52.160C.3 / CZLUO Section 23.05.050.c.(3).	Project approval.	N/A	Department of Planning and Building / APCD			
<p><b>AQ-1(f) California Diesel Idling Regulations.</b></p> <ul style="list-style-type: none"> <li>On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight rating of more than 10,000 pounds and licensed for operation on highway. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles: <ul style="list-style-type: none"> <li>Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of</li> </ul> </li> </ul>	Required through APCD policies, and to be implemented by LUO Section 22.10.030(4) / CZLUO Section 23.06.082(b).	Project approval.	N/A	Department of Planning and Building / APCD			

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<p>the regulation; and</p> <ul style="list-style-type: none"> <li>○ Shall not operate a diesel-fueled auxiliary power system (ASP) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulations.</li> <li>• <b>Off-road diesel equipment</b> shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use offRoad Diesel regulation.</li> <li>• Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.</li> <li>• The specific requirements and exceptions in the regulations can be reviewed at the following web sites:  <a href="http://www.arb.ca.gov/msprog/truckidling/2485.pdf">www.arb.ca.gov/msprog/truckidling/2485.pdf</a>  <a href="http://www.arb.ca.gov/regact/2007/ordies107/frooal.pdf">www.arb.ca.gov/regact/2007/ordies107/frooal.pdf</a>.</li> </ul>							

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<b>AQ-1(g) Diesel Idling Restrictions Near Sensitive Receptors.</b> In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors: <ul style="list-style-type: none"> <li>• Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;</li> <li>• Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;</li> <li>• Use of alternative fueled equipment is recommended; and</li> <li>• Signs that specify that no idling areas must be posted and enforced at the site.</li> </ul>	Required through APCD policies, and to be implemented by LUO Section 22.10.030(4) / CZLUO Section 23.06.082(b).	Project approval.	N/A	Department of Planning and Building / APCD			
<b>AQ-1(h) Developmental Burning.</b> Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of a fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and Cal Fire. Project applicants shall furnish the APCD with the study of technical feasibility which includes costs and other constraints) at the time of application.	Required through APCD policies, and to be implemented by LUO Section 22.10.030(4) / CZLUO Section 23.06.082(b).	Project approval.	N/A	Department of Planning and Building / APCD			
<b>AQ-1(i) Construction Permit Requirements.</b> Individual agricultural cluster projects shall attain all necessary construction permits from the SLOAPCD.	Required through APCD policies, and to be implemented by LUO	Project approval.	N/A	Department of Planning and Building / APCD			

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<p>Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. Operational sources may also require APCD permits.</p> <p>The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2009 CEQA Handbook.</p> <ul style="list-style-type: none"> <li>• Power screens, conveyors, diesel engines, and/or crushers;</li> <li>• Portable generators and equipment with engines that are 50 hp or greater;</li> <li>• Electrical generation plants or the use of standby generator;</li> <li>• Internal combustion engines;</li> <li>• Rock and pavement crushing;</li> <li>• Unconfined abrasive blasting operations;</li> <li>• Tub grinders;</li> <li>• Trommel screens; and</li> <li>• Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).</li> </ul>	<p>Section 22.10.030(4) / CZLUO Section 23.06.082(b).</p>						

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<p><b>AQ-2(a) Application of Standard Operational Mitigation.</b> Projects which individually do not exceed the 25 pound-per-day threshold for both ozone precursors (ROG and NO<sub>x</sub>) and fugitive particulate matter (PM<sub>10</sub>) do not require operational mitigation. Projects which exceed one or both of these thresholds shall have the following mitigation measures applied:</p> <ul style="list-style-type: none"> <li>Projects generating 25-29 lbs/day of ozone precursors or fugitive particulate matter shall select and implement at least eight of the mitigation measures listed in Table 3-5 of the Air Pollution Control District's 2009 CEQA Air Quality Handbook.</li> <li>Projects generating 30-34 lbs/day of ozone precursors or fugitive particulate matter shall select and implement at least 14 of the mitigation measures listed in Table 3-5 of the Air Pollution Control District's 2009 CEQA Air Quality Handbook.</li> <li>Projects generating 35-50 lbs/day of ozone precursors or fugitive particulate matter shall select and implement at least 18 of the mitigation measures listed in Table 3-5 of the Air Pollution Control District's 2009 CEQA Air Quality Handbook.</li> <li>Projects generating more than 50 lbs/day of ozone precursors or fugitive particulate matter shall implement all feasible mitigation measures listed in Table 3-5 of the Air Pollution Control</li> </ul>	Required through APCD policies.	Project approval.	N/A	Department of Planning and Building / APCD			

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District's 2009 CEQA Air Quality Handbook.							
<p><b>AQ-2(b) Off-site Mitigation.</b> Operational phase emissions from large development projects that cannot be adequately mitigated with on-site mitigation measures alone will require off-site mitigation in order to reduce air quality impacts to a level of insignificance. An off-site mitigation strategy should be developed and agreed upon by all parties prior to start of construction.</p> <p>The off-site mitigation strategies include but are not limited to the list provided below:</p> <ul style="list-style-type: none"> <li>• Develop or improve park-and-ride lots;</li> <li>• Retrofit existing homes in the project area with APCD-approved natural gas combustion devices;</li> <li>• Retrofit existing homes and /or businesses in the project area with energy-efficient devices;</li> <li>• Construct satellite worksites;</li> <li>• Fund a program to buy and scrap older, higher emission passenger and heavy-duty vehicles;</li> <li>• Replace/repower transit buses;</li> <li>• Replace/repower heavy-duty diesel school vehicles (i.e. bus, passenger or maintenance vehicles);</li> <li>• Fund an electric lawn and garden equipment exchange program;</li> <li>• Retrofit or repower heavy-duty construction</li> </ul>	Required through APCD policies.	Project approval.	N/A	Department of Planning and Building / APCD			

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<p>equipment, or on-road vehicles;</p> <ul style="list-style-type: none"> <li>• Install bicycle racks on transit buses;</li> <li>• Purchase Verified Diesel Emission Control Strategies (VDECS) for local school buses, transit buses or construction fleets;</li> <li>• Install or contribute to funding alternative fueling infrastructure (i.e. fueling stations for CNG, LPG , conductive and inductive electric vehicle charging, etc.);</li> <li>• Fund expansion of existing transit services;</li> <li>• Fund public transit bus shelters;</li> <li>• Subsidize vanpool programs;</li> <li>• Subsidize transportation alternative incentive programs;</li> <li>• Contribute to funding of new bike lanes;</li> <li>• Install bicycle storage facilities; and</li> <li>• Provide assistance in the implementation of projects that are identified in city or county bicycle master plans.</li> </ul>							
<p><b>AQ-2(c) Residential Backyard and Agricultural Burning.</b> The following mitigation measures are required to minimize public nuisance and health impacts due to residential backyard and agricultural burning:</p> <p>a. Residential green waste burning shall be</p>	Required through APCD policies.	Project approval.	N/A	Department of Planning and Building / APCD			

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<p>prohibited for all agricultural cluster development.</p> <p>b. Agricultural burning of materials from the agricultural land that is upwind of residential units shall be prohibited; for downwind locations, agricultural burning shall be prohibited within 1,000 feet of residential units.</p>							
<p><b>AQ-2(d) Residential Wood Combustion.</b> Under APCD Rule 504, only APCD approved wood burning devices can be installed in new dwelling units. These devices include:</p> <ul style="list-style-type: none"> <li>All EPA-certified phase II wood burning devices;</li> <li>Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-certified but have been verified by a nationally-recognized testing lab;</li> <li>Non-catalytic wood burning devices which emit less than 7.5 grams per hour of particulate matter which are not EPA-certified but have been verified by a nationally recognized testing lab;</li> <li>Pellet-fueled wood heaters; and</li> <li>Dedicated gas-fired fireplaces.</li> </ul>	Required through APCD policies.	Project approval.	N/A	Department of Planning and Building / APCD			
<b>Biological Resources</b>							
<p><b>BR-1(a) Sensitive Habitat Survey and Restoration Plan.</b> During environmental review for future agricultural cluster subdivision projects processed under the proposed ordinance amendments, the</p>	Compliance with LUO Section 22.60.040D.3 and CZLUO Section 23.02.035.c, and	During the CEQA review process for individual	To be determined by County on a project-by-	Department of Planning and Building in consultation with			

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<p>County shall require project applicants within potentially sensitive areas and habitats as determined by the County based upon review of the California Natural Diversity Database (CNDDB) to contract with a County approved biologist to survey for sensitive habitats as defined by the County or appropriate state or federal regulatory agencies. If sensitive habitats are found onsite, the applicant shall make all efforts to fully avoid impact to these areas. Where impacts cannot be avoided, the applicant shall contract with a County-approved biologist to develop a Sensitive Habitat Restoration Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of sensitive habitats or to provide off-site mitigation where on-site mitigation cannot fully offset the impact. The Plan shall include the following actions:</p> <ul style="list-style-type: none"> <li>• Provide an up-to-date inventory of on-site sensitive habitat(s);</li> <li>• Define attainable and measurable goals and objectives to achieve through implementation of the Plan;</li> <li>• Provide site selection and justification;</li> <li>• Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies;</li> <li>• Where off-site mitigation is necessary, establish a ratio for off-site restoration and a mechanism for preservation;</li> </ul>	implemented in accordance with County practices and policies.	agricultural cluster projects.	project basis.	Corps / CDFG / USFWS / NMFS as appropriate			

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<ul style="list-style-type: none"> <li>Provide a detailed maintenance plan to include weeding and or spot spraying to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of the sensitive habitats on-site and shall include but not be limited to reseeding or stock container planting disturbed areas with an appropriate native plant palette;</li> <li>Define performance standards. Either in a County approved mitigation site within the proposed development site or in a County approved off site area, the total restored and/or created area shall include a minimum replacement ratio of 2:1 (sensitive habitat restored and/or created: sensitive habitat impacted) with at least 50% cover of native shrubs. Acreage may vary depending on the location of the mitigation site and restoration effort. The County may require additional acreage for off-site mitigation; and</li> <li>Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts.</li> </ul>							
<b>BR-1(b) Wetland Delineation.</b> During environmental review for future agricultural cluster subdivision projects processed under the proposed ordinance	Compliance with LUO Section 22.60.040D.3 and CZLUO Section	During the CEQA review process for	To be determined by County on	Department of Planning and Building in			

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<p>amendments, the County shall require project applicants whose land is in potentially sensitive areas as determined by the County to contract with a County approved biologist to conduct a formal wetland delineation. The delineation shall use methodologies accepted by the Corps and CDFG, and as defined by the County or appropriate state or federal regulatory agencies. The biologist shall determine the location and extent of jurisdictional waters of the U.S. and State on the sites.</p> <p>A Mitigation Plan shall be developed and implemented for areas of disturbance to riparian habitat and other potential wetland areas. The plan shall be prepared by a qualified biologist who is familiar with current Corps and CDFG restoration and mitigation techniques. County required compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat created to habitat impacted). The resource agencies may require a higher mitigation ratio as a result of the permitting processes.</p> <p>The plan shall include the following components:</p> <ul style="list-style-type: none"> <li>• Description of the impact site (i.e., location, responsible parties, jurisdictional areas to be filled/impacted by habitat type);</li> <li>• Goal(s) of the compensatory mitigation project (type(s) and area(s) of habitat to be established, restored, enhanced, preserved, and/or created,</li> </ul>	23.02.035.c, and implemented in accordance with County practices and policies.	individual agricultural cluster projects.	a project-by-project basis.	consultation with Corps / CDFG / USFWS / NMFS as appropriate			

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<p>specific functions and values of habitat type(s) to be established, restored, enhanced, preserved, and/or created (any lost wetland habitat shall be replaced on-site using regionally collected native plant material at a minimum ratio of 2:1);</p> <ul style="list-style-type: none"> <li>• Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);</li> <li>• Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);</li> <li>• Maintenance activities during the monitoring period (activities, responsible parties, schedule);</li> <li>• Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);</li> <li>• Completion of compensatory mitigation (notification of completion, agency confirmation);</li> <li>• Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism);</li> <li>• Identification of potential pollutant sources, that may affect the quality of the discharges to</li> </ul>							

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<p>stormwater;</p> <ul style="list-style-type: none"> <li>The proposed design and placement of structural and non-structural BMPs to address identified pollutants;</li> <li>A proposed inspection and maintenance program;</li> <li>A method of ensuring maintenance of all BMPs over the life of the project;</li> <li>Long term protection, such as through means of an open space easement;</li> <li>A proposed plan for construction worker education; and</li> <li>A proposed plan</li> </ul>							
<p><b>BR-2(a) Seasonally-Timed Rare Plant Surveys.</b> During environmental review for future agricultural cluster subdivision projects processed under the proposed ordinance amendments, the County shall require project applicants to submit seasonally timed floral surveys conducted by a County-approved botanist per the requirements of the County or appropriate state or federal regulatory agencies for projects with the potential to impact special-status plant species. The floral surveys shall be based on the target list of plant species identified by the County based upon review of the California Natural Diversity Database (CNDDDB) to be completed during the appropriate season to determine the presence or absence of these species. Up to three separate survey visits may be required to capture the flowering period of all target species. The</p>	<p>Compliance with LUO Section 22.60.040D.3 and CZLUO Section 23.02.035.c, and implemented in accordance with County practices and policies.</p>	<p>During the CEQA review process for individual agricultural cluster projects.</p>	<p>To be determined by County on a project-by-project basis.</p>	<p>Department of Planning and Building in consultation with Corps / CDFG / USFWS / NMFS as appropriate</p>			

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location and extent of any rare plant occurrences observed on a site shall be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special-status plant species are identified, the approved botanist shall submit written proof that the county and CDFG have been contacted. If federally-listed plant species are identified, then the USFWS must also be contacted.							
<b>BR-2(b) Special-Status Plant Buffer.</b> If State or Federally listed plant species are found as a result of appropriate plant surveys, site development plans shall be modified as feasible prior to approval of grading or land use permits to avoid such occurrences with a minimum buffer of 50 feet. The applicant shall establish conservation easements for such preserved areas, prior to issuance of the first grading permit. The proposed agricultural cluster subdivision shall be amended at that time to place these areas formally into open space.	Compliance with LUO Section 22.60.040D.3 and CZLUO Section 23.02.035.c, and implemented in accordance with County practices and policies.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with Corps / CDFG / USFWS / NMFS as appropriate			
<b>BR-2(c) Special-Status Plant Species Mitigation Plan.</b> If total avoidance of the special-status species occurrences (if any) is economically infeasible or impractical as determined by the Environmental Coordinator, a mitigation program shall be developed prior to approval of grading or land use permits by a qualified botanist under contract with the applicant in consultation with CDFG as appropriate. A research study to determine the best mitigation approach for each particular species to be salvaged shall be conducted to adequately prepare the plan for species	Implement in accordance with County practices and policies.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with Corps / CDFG / USFWS / NMFS as appropriate			

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<p>that have not been subject to mitigation requirements previously. The special-status plant species mitigation program shall include the following:</p> <ul style="list-style-type: none"> <li>• The overall goal and measurable objectives of ensuring a viable core population of special-status species in the mitigation and monitoring plan;</li> <li>• County required compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat restored and/or created to habitat impacted). The County may require additional acreage for off-site mitigation. The resource agencies may require a higher mitigation ratio as a result of the permitting processes. Potential sites for mitigation would be any suitable site within proposed open space, depending on the species, that is appropriately buffered from development;</li> <li>• Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the special-status plant species. (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of special-status plant species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed and/or topsoil collection, propagation, and reintroduction of special-status plant species into specified receiver sites);</li> </ul>							

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<ul style="list-style-type: none"> <li>Success criteria based on the goals and measurable objectives to ensure a viable core population(s) on the project site in perpetuity;</li> <li>Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and</li> <li>The County may require the applicant to provide the funding for a County Environmental Monitor to oversee and monitor compliance with the mitigation plan. The Environmental Monitor shall assist the County in condition compliance and mitigation monitoring for all applicable construction, operational, and decommissioning stages of the project, as specified in a scope of work, and as approved by the County Department of Planning and Building. The Environmental Monitor shall be under contract to the County of San Luis Obispo, and the entire expense of retaining and supervising the Environmental Monitor, including the County's administrative and overhead fees, shall be paid by the Applicant. The Applicant shall also be responsible for funding work required by mitigation measures requiring use of individuals with special expertise (e.g., botanist, wildlife biologist). The County's Environmental Monitor will coordinate with specialists to ensure their availability at appropriate times (prior to issuance of construction permits, during construction or post-approval).</li> </ul>							

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<b>BR-2(d) Special-Status Plant Monitoring.</b> If monitoring is necessary, then monitoring shall occur annually and shall last at least five years to ensure the successful establishment of a viable core population of special-status species in the mitigation and monitoring plan. In the case of annual plants it is difficult to determine whether a viable core population has been established in a five year period. Therefore, an important component of the mitigation and monitoring plan shall be adaptive management. The adaptive management program shall address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs. The plan shall include follow up surveys and remedial measures to address negative impacts to the special-status plant species and their habitats (i.e., removal of weeds, additional seeding/planting efforts) if the species or its habitat have not been successfully established at the time of the follow up surveys.	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with Corps / CDFG / USFWS / NMFS as appropriate			
<b>BR-2(e) Wildlife Surveys and Mitigation.</b> For individual projects within sensitive areas as determined by the County, a wildlife survey shall be conducted by a qualified biologist prior to approval of grading permits or land use permits for proposed development areas that may contain sensitive wildlife as defined by the County or appropriate State or federal regulatory agencies. Such surveys shall be required prior to potential development. Appropriate mitigation measures shall be identified by a qualified biologist, and may include one of more of the	Project review for compliance with Land Use Ordinances 22.60.040D.4 and 23.02.035.d. Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with Corps / CDFG / USFWS / NMFS as appropriate			

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<p>following measures, as applicable:</p> <ul style="list-style-type: none"> <li><u>Pet Brochure.</u> Applicants of residential projects adjacent to open space or other habitat areas shall be required to prepare a brochure that informs prospective homebuyers about the impacts associated with non-native animals, especially cats and dogs, and other non-native animals, to sensitive habitat areas. The brochure shall also describe measures homeowners can take to minimize impacts of pets on wildlife. Similarly, the brochures shall inform potential homebuyers of the potential for coyotes or other wildlife to prey on domestic animals in areas where appropriate.</li> <li><u>Relocation.</u> As determined by a qualified biologist in coordination with the appropriate resource agencies, sensitive species shall be relocated from development areas prior to ground disturbing activities.</li> <li><u>Wildlife Habitat Buffer.</u> Wherever site development is proposed adjacent to wildlife habitat an appropriate buffer of native vegetation shall remain or be established between the habitat area and the proposed development, as identified by a qualified biologist.</li> </ul>							
<b>BR-2(f) Bird Pre-Construction Survey.</b> In order to avoid impacts to nesting raptors and other avian species, which could result in take that is prohibited under CDFG Code 3503 and 3503.5 and the federal	Implement in accordance with County practices and policies and in accordance with	During the CEQA review process for individual	To be determined by County on a project-by-	Department of Planning and Building in consultation with			

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Migratory Bird Treaty Act, construction activities for projects within areas that include trees or other sites that could include bird nests should be conducted between September 1st and February 1st outside of the peak breeding season. If construction in such areas is to be initiated between February 1st and September 1st, a pre-construction survey should be conducted for nesting avian species (including raptors) within 300 feet of proposed construction activities. If nesting raptors (or any other nesting birds) are identified during pre-construction surveys, an appropriate buffer; to be determined by a County-approved biologist in coordination with the California Department of Fish and Game, should be imposed within which no construction activities or disturbance should take place. If nests are identified, work may only proceed prior to September 1st if a County-approved biologist conducts periodic nest checks and confirms that the nest is no longer active (i.e. the young have fledged) and work re-initiation has been specifically authorized by the appropriate regulatory agency.	CEQA and environmental review of individual agricultural cluster projects.	agricultural cluster projects.	project basis.	Corps / CDFG / USFWS / NMFS as appropriate			
<b>BR-2(g) Minimize Road Widths.</b> Roadway widths adjacent to open space/agricultural areas shall be reduced to the minimum width possible, while maintaining Fire Department Requirements for emergency access, with slower speed limits introduced.	Project review for compliance with LUO Section 22.54.020F / CZLUO Section 23.05.104.f and, reduce roadways in open space/agricultural areas to minimum width required, and reduction	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with Fire Department / Caltrans / Public Works as appropriate			

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	of speed limit. Also implemented through LUO Section 22.52.090E.1.a / CZLUO Section 23.05.036.e.(1).(a).						
<b>BR-2(h) Permits and Agreements.</b> In the event that State listed species would be impacted as a result of development, developers shall submit signed copies of an incidental take permit and enacting agreements from the CDFG regarding those species as necessary under Section 2081 of the California Fish and Game Code prior to the initiation of grading or construction activities. If a species that is listed under the Federal Endangered Species Act is identified, developers seeking entitlements shall provide proof of compliance with the Federal Endangered Species Act, inclusive as necessary of signed copies of incidental take permit and associated enacting agreements.	Implement in accordance with County practices and policies and in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building / CDFG / USFWS as appropriate			
<b>BR-3(a) Migration Corridors.</b> During environmental review for future agricultural cluster subdivision projects processed under the proposed ordinance amendments, the County shall require project applicants to contract with a County-approved biologist to survey for migration corridors. If migration corridors are found onsite or adjacent to the project site, the subdivision, grading and site development shall be designed to accommodate wildlife passage.	Implement in accordance with County practices and policies and in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building / CDFG / USFWS as appropriate			

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<p><b>BR-3(b) Fencing Plan.</b> For individual projects in areas determined to contain wildlife migration corridors, project applicants shall submit to the Department of Planning and Building for review and approval a fencing plan that accommodates for the passage of the identified wildlife species. The plan shall apply to existing rang fences that may not be removed as part of the project and any future fencing proposed in areas within or outside of the residential development area. The intent of the plan is to ensure that any existing and future fencing has been developed to allow for movement of the identified wildlife species through the project site. The plan shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> <li>• Identification of maintained likely and feasible movement pathways;</li> <li>• Removal of non-essential interior fencing;</li> <li>• Incorporation of measures to increase visibility of the fence;</li> <li>• Incorporation of alternatives to wire fencing, such as wooden rail fences with occasional dropped rails for wildlife access or adjustable fencing to allow for seasonable wildlife passage;</li> <li>• Incorporation of fencing modifications designed to enable movement by identified wildlife species through the designed movement pathways on the project site; and</li> <li>• Placement of wildlife crossing signs at specific</li> </ul>	Implement in accordance with County practices and policies and in accordance with CEQA and environmental review of individual agricultural cluster projects.	Project approval.	N/A	Department of Planning and Building / CDFG / USFWS as appropriate.			

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locations along major transportation corridors in the project vicinity to alter drivers of the potential to encounter wildlife crossing the road.							
<b>Cultural Resources</b>							
<p><b>CR-1(a) Historical Resource Survey.</b> During environmental review for future agricultural cluster subdivision projects processed under the proposed ordinance amendments, the County shall require an historical resource survey, conducted by a qualified professional (archaeologist, historian or historic architect as appropriate based on the resource) approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:</p> <ul style="list-style-type: none"> <li>• Are located within an Historic combining designation;</li> <li>• Contain a designated historic site;</li> <li>• Are located in an area of known historic resources; or</li> <li>• Contain structures greater than 50 years old.</li> </ul> <p>Should the historical resource survey identify significant resources, the mitigation measures recommended by the qualified professional shall be implemented by the project applicant. These measures shall be consistent with the Secretary of the Interior's Standards and could include, but not</p>	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, and pursuant to LUO Sections 22.14.080, 22.60.040D.9, and CZLUO Sections 23.02.035b,i and 23.07.100 through 23.07.102.	During the CEQA review process for individual projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with historian / archaeologist			

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necessarily be limited to: <ul style="list-style-type: none"> <li>Avoidance of significant historical resources;</li> <li>Graphic documentation (photographs, drawings, etc.);</li> <li>Prohibition of demolition of buildings and structures; and/or</li> <li>Restoration, stabilization, repair, and reconstruction.</li> </ul>							
<b>CR-2(a) Archaeological Surface Survey.</b> During environmental review for future agricultural cluster subdivision projects processed under the proposed ordinance amendments, the County shall require an archaeological surface survey, conducted by a qualified archaeologist approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that: <ul style="list-style-type: none"> <li>Are located within an Archaeological Sensitive Area (AS) combining designation;</li> <li>Contain known archaeological sites, as recorded by the Central Coast Information Center at UC Santa Barbara;</li> <li>Are located in an area identified by the County of San Luis Obispo Planning and Building Department as archaeologically sensitive (e.g. Nipomo, Santa Margarita, Salinas River area); or,</li> </ul>	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, and in reviewing compliance with Building and Construction Ordinance Section 19.02.070, LUO Section 22.60.040D.2, and CZLUO Sections 23.02.035.b and 23.07.104.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with archaeologist			

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<ul style="list-style-type: none"> <li>Contain physical features on-site that may indicate the presence of archeological resources (e.g. springs, creeks, rock outcrops).</li> </ul> <p>Should the archaeological surface survey identify significant resources, the applicant shall avoid the resource if feasible. Should avoidance be infeasible, the following mitigation measure CR-2(b) shall apply.</p>							
<p><b>CR-2(b) Data Recovery Excavation.</b> If avoidance of an archaeological site(s) is not possible, data recovery excavation shall be completed prior to issuance of grading permits. A data recovery plan shall be submitted by a qualified archaeologist for review by the County Environmental Coordinator. Data recovery shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall be carried out in accordance with a research design consistent with the requirements of the California Office of Historic Preservation Planning Bulletin 5, Guidelines for Archaeological Research Design. At a minimum, data recovery shall include:</p> <ul style="list-style-type: none"> <li>Mapping of site boundaries and the distribution of surface remains;</li> <li>Surface collection of artifacts;</li> <li>Excavation of a sample of the cultural deposit to characterize the nature of the site and retrieve a representative sample of artifacts and other remains within the proposed impact area;</li> <li>Monitoring of excavations at Native American</li> </ul>	<p>Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, and in reviewing compliance with Building and Construction Ordinance Section 19.02.070, LUO Section 22.60.040D.2, and CZLUO Sections 23.02.035.b and 23.07.104.</p>	<p>During the CEQA review process for individual agricultural cluster projects.</p>	<p>To be determined by County on a project-by-project basis.</p>	<p>Department of Planning and Building in consultation with archaeologist and Native American representative</p>			

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<p>sites by a tribal representative;</p> <ul style="list-style-type: none"> <li>Technical studies and analysis of the recovered sample, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studies appropriate to the research questions outlined in the research design;</li> <li>Cataloguing and curation of all artifacts and records detailing the results of the investigations at a County-approved curation facility;</li> <li>Submission of a final technical report detailing the results of the investigations; and</li> <li>Preparation of an interpretive report suitable for distribution to the general public.</li> </ul>							
<p><b>CR-2(c) Archaeological Resource Construction Monitoring.</b> At the commencement of construction on sites that have been identified as having the potential to support cultural resources based on mitigation measure CR-1(a), a qualified archaeologist shall prepare an archaeological monitoring plan for the review and approval of the County. The monitoring plan shall include involvement of a Native American representative and shall include:</p> <ul style="list-style-type: none"> <li>Demonstration of an understanding of all applicable State and County regulations, policies and standards in regards to archaeological resources;</li> </ul>	<p>Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, in reviewing compliance with Building and Construction Ordinance Section 19.02.070, LUO Section 22.60.040D.2, and CZLUO Sections 23.02.035.b and 23.07.104. Monitor</p>	<p>To be established during the CEQA review process for individual agricultural cluster projects and implemented during construction.</p>	<p>To be determined on a project-specific basis.</p>	<p>Department of Planning and Building in consultation with archaeologist and Native American representative</p>			

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<ul style="list-style-type: none"> <li>An orientation for construction workers to describe site avoidance requirements, the possibility of exposing unexpected archaeological resources, and the steps to be taken if such a find is encountered;</li> <li>Monitoring of earth moving activities within native soil;</li> <li>Provisions for the event that archaeological remains are encountered during construction including halting all work in the vicinity of the find until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation, if necessary, is implemented;</li> <li>Provisions for curation and preservation of any discovered resources, and</li> <li>Provisions for a follow up report summarizing the results of the monitoring activities and any necessary mitigation.</li> </ul>	construction sites for archaeological resources.						
<b>CR-3(a) Paleontological Surface Survey.</b> During environmental review for future agricultural cluster subdivision projects processed under the proposed ordinance amendments, the County shall require a paleontological surface survey, conducted by a qualified paleontologist approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that are located within an	Required through APCD policies, and to be implemented by LUO Section 22.52.160C.3 / CZLUO Section 23.05.050.c.(3).	Project approval.	N/A	Department of Planning and Building; APCD			

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<p>area:</p> <ul style="list-style-type: none"> <li>Overlying a geologic formation known to be paleontological sensitivity or fossil bearing;</li> <li>Containing known paleontological sites;</li> <li>Determined by the County of San Luis Obispo Planning and Building Department to be paleontologically sensitive; or</li> <li>Containing physical features on-site that may indicate the presence of paleontological resources (as determined by rock type, past history of the rock unit in producing fossil materials, and fossil sites that are recorded in the unit).</li> </ul> <p>Should the paleontological surface survey identify significant resources, the applicant shall avoid the resource if feasible. Should avoidance be infeasible, the following mitigation measure CR-3(b) shall apply.</p>							
<p><b>CR-3(b) Preparation of a Paleontological Resource Monitoring Plan.</b> At the time of application for construction and/or grading permits, applicants for projects where paleontological sensitivity is moderate to very high, as determined by the paleontological surface survey, shall retain a qualified accredited paleontologist to prepare a Paleontological Resource Monitoring Plan based on the specific construction plans. The monitoring plan shall detail the procedures for monitoring construction in areas of high or unknown sensitivity, collecting fossil</p>	<p>Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, and in reviewing compliance with Building and Construction Ordinance Section 19.02.070, LUO Section 22.60.040D2,</p>	<p>During the CEQA review process for individual agricultural cluster projects.</p>	<p>To be determined by County on a project-by-project basis.</p>	<p>Department of Planning and Building in consultation with paleontologist</p>			

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remains and relevant geographic and stratigraphic data, stabilizing and preserving recovered specimens, and cataloguing and curating the collection. The monitoring plan shall include provisions for collecting a representative sample of invertebrates prior to construction, documenting the site according to the standards developed by the National Research Council (1987), and assessing the potential of this site to contain significant vertebrate remains.	and CZLUO Sections 23.02.035.b, 23.02.035.i, and 23.07.104.						
<b>CR-3(c) Paleontological Monitoring.</b> A qualified paleontological monitor shall observe any initial excavation, grading, or other ground disturbance which extends below the upper soil layers in in situ sedimentary rock where paleontological sensitivity is high. Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to temporarily divert equipment while removing fossils. They must be properly equipped with tools and supplies to allow for rapid removal and preparation of specimens, and trained in safe practices when working around construction equipment. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually.	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, and in reviewing compliance with Building and Construction Ordinance Section 19.02.070, LUO Section 22.60.040D2, and CZLUO Sections 23.02.035.b, 23.02.035.i, and 23.07.104.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with paleontologist			
<b>CR-3(d) Treatment of Paleontological Remains Discovered During Monitoring.</b> If paleontological resources are found during excavations or other ground disturbance, work shall cease temporarily in the immediate area of the discovery. Ground	Implemented in accordance with CEQA and environmental review of individual agricultural cluster	To be established during the CEQA review process for	To be determined on a project-specific basis.	Department of Planning and Building in consultation with paleontologist			

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<p>disturbance may be redirected to another area so that the significance of the fossil find may be assessed. If an accredited paleontologist is not already on-site, a vertebrate paleontologist with regional experience will be contacted to inspect the excavation, assess the significance of the fossil find, recover any exposed fossils of significance, and recommend additional mitigation measures, if necessary.</p> <p>A standard sample (3 to 12 cubic meters) of matrix from each site will be taken for identification of microvertebrates (rodents, birds, rabbits), especially when the potential for microvertebrates is high. The monitors also will determine whether the fossils are part of an archaeological deposit. If the fossils are found with cultural material, the site then will be considered an archaeological discovery and treated according to the procedures specified in CR-2(b) (Archaeological Resource Construction Monitoring).</p> <p>Significant fossils found during construction shall be preserved by prompt removal whenever feasible. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When a significant fossil cannot be removed immediately, stabilization is needed to prevent further deterioration prior to removal. The fossil location must be stabilized under the direction of a professional paleontologist.</p> <p>At the time of collecting, each specimen or group of specimens will be clearly located and plotted on a USGS topographical quadrangle map. Field methods,</p>	<p>projects, and in reviewing compliance with Building and Construction Ordinance Section 19.02.070, LUO Section 22.60.040D.2, and CZLUO Sections 23.02.035.b, 23.02.035.i, and 23.07.104. If paleontological resources are discovered during ground disturbance activities, follow mitigation provided in Paleontological Resource Monitoring Plan from Measure CR-3(a).</p>	<p>individual projects and implemented during construction.</p>					

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<p>other excavation activities, and working conditions during monitoring of the paleontological resources will be recorded in a field notebook or on a paleontological resources record or worksheet such as those developed by the National Research Council (1987).</p> <p>Recovered specimens will be stabilized and prepared for identification. Sedimentary matrix with microfossils will be screen washed and sorted to identify the contained fossils. Removal of excess matrix during preparation reduces long-term storage requirements. Competent qualified specialists will classify individual specimens to the lowest identifiable taxon, typically to genus, species, and element. Batch identification and batch numbering (e.g., “mammal, 25 specimens”) should be avoided.</p> <p>Paleontological specimens will be cataloged according to current professional standards, and a complete list of collected specimens must be prepared. A complete set of field notes, geologic maps, and stratigraphic sections must accompany the fossil collections.</p> <p>All fossil remains recovered during construction and operation must be curated by a recognized, nonprofit paleontological specimen repository with a permanent curator, such as a museum or university. Specimens must be stored in a fashion that allows researchers to retrieve specific individual specimens in the future. In addition to the LACM and UCMP, qualified research facilities include California State Polytechnic University, San Luis Obispo; the Santa</p>							

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<p>Barbara Museum of Natural History; or Santa Barbara City College.</p> <p>The project paleontologist will complete a final report summarizing findings, describing important fossil localities (vertebrate, megainvertebrate, or plant) discovered in the project area, and explaining any mitigation measures taken. The report will include a summary of the field and laboratory methods, site geology and stratigraphy, an itemized inventory of recovered specimens, faunal lists, and site records. The report also should discuss the importance of the recovered fossil materials. The reports will be prepared by a professional paleontologist and distributed to the appropriate agencies, museums, colleges, or universities.</p>							
<b>Geologic Hazards</b>							
<p><b>G-1(a) Project-specific Geologic Evaluation.</b> Individual agricultural cluster subdivision applications require discretionary approval and are therefore subject to individual environmental determinations. In reviewing individual projects, the County shall consider the location of proposed development relative to existing faults, and shall require engineered grading plans, prepared by a civil engineer, and an engineering geology report and geotechnical (soils) engineering report for projects involving site development which can be affected by active or potentially active faults zones. The geologic reports shall be reviewed by the County Geologist and/or plans examiners, as applicable, and individual projects</p>	Implemented in accordance with CEQA and environmental review of individual agricultural cluster subdivisions, and in reviewing compliance with LUO Section 22.14.070(C) / CZLUO 23.07.084.	Project approval.	N/A	Department of Planning and Building.			

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shall be conditioned to comply with the recommendations of the geologic reports.							
<b>G-1(b) Fault Line Setbacks.</b> If development is proposed within an Alquist-Priolo Zone, a geologic study shall be conducted to determine the location of the fault trace. Based on the findings in the geologic study, all structures for human occupancy shall be setback a minimum of 50-feet from the fault trace.	Implemented in accordance with CEQA and the Alquist-Priolo Earthquake Fault Zone Act and environmental review of individual agricultural cluster subdivisions, and in reviewing compliance with LUO Section 22.14.070/ CZLUO 23.07.080.	Project approval.	N/A	Department of Planning and Building.			
<b>G-2(a) Soils/Foundation Report.</b> Upon implementation of the proposed Agricultural Cluster Subdivision Program, individual property developers proposing development of new structures shall submit a soils/foundation report as part of the application for any proposed building permit (s). To reduce the potential for foundation cracking, one or more of the following shall be implemented and/or as recommended by a qualified engineer: <ul style="list-style-type: none"> <li>• Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone.</li> <li>• Removal and recompaction of loose soils.</li> </ul>	Implemented in accordance with CEQA and environmental review of individual agricultural cluster subdivisions, and in reviewing compliance with LUO Section 22.14.070(C) / CZLUO 23.07.084.	Project approval.	N/A	Department of Planning and Building.			

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<ul style="list-style-type: none"> <li>Removal of the highly expansive material and replacement with non-expansive compacted import fill material.</li> <li>The use of specifically designated drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximated 6 inches above the expansive soils</li> <li>Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils.</li> <li>Where necessary, construction on transitional lots shall include over excavation to expose firm sub-grade, use of post tension slabs in future structures, or other geologically acceptable method.</li> </ul>							
<b>Greenhouse Gas Emissions</b>							
<b>GHG-1(a) SLOAPCD Standard Mitigation Measures.</b> Agricultural cluster subdivisions shall apply all applicable and feasible standard mitigation measures listed in Table 3-5 of the Air Pollution Control District's 2009 CEQA Air Quality Handbook in order to reduce their project-specific greenhouse gas impacts or contribution towards a cumulative impact to a level of insignificance.	Referrals shall be provided to the APCD for projects which may have direct impacts or the contribution towards cumulative impacts related to Greenhouse Gas emissions and Global Climate Change. This measure will be implemented in accordance with CEQA and environmental review of individual	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building; APCD			

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	agricultural cluster projects.						
<p><b>GHG-1(b) Local Programmatic Solutions.</b> The County has committed to implementing programmatic solutions over time. While not all of the implementing regulations are presently in place, it is anticipated that implementation will occur within the next three years. The County intends to reduce greenhouse gas emissions from land use sources through the following programs:</p> <ul style="list-style-type: none"> <li>• <i>Cal Green Code</i> - The Cal Green Code was put into effect in January 2011. Compliance with this code is required for all new building permits. The code requires consideration of energy and water efficiency in building design. Compliance would reduce electricity consumption beyond what would otherwise be required. The County is also considering crafting a local-based green code to tailor specifications and requirements to our own County's needs.</li> </ul> <p><i>Climate Action Plan</i> - On November 22, 2011, the County adopted a Climate Action Plan, referred to as the "EnergyWise Plan." The Climate Action Plan includes a number of implementing actions that the County and private sector will need to undertake in order to curb the growth in greenhouse gas emissions. Examples include policies encouraging energy conservation, use of renewable energy, reduction of solid waste, strategic implementation of land use and transportation plans, water</p>	<p>Referrals shall be provided to the APCD for projects which may have direct impacts or the contribution towards cumulative impacts related to Greenhouse Gas emissions and Global Climate Change. This measure will be implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.</p>	<p>During the CEQA review process for individual agricultural cluster projects.</p>	<p>To be determined by County on a project-by-project basis.</p>	<p>Department of Planning and Building; APCD</p>			

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conservation, and improvement of agricultural practices. The plan will be implemented over time though the adopting of specific implementing ordinances. Because agricultural cluster subdivisions would be developed over a 20 or more year time span, it is likely that most projects would be subject to these provisions.							
<p><b>GHG-1(c) Statewide Programmatic Solutions.</b> In order to fulfill explicit mandates from Assembly Bill 32 and Senate Bill 375, the state has had to embark on a number of plans to reduce greenhouse gas emissions on a statewide level. Again, not all of these plans have been completed, but most are underway. Because of the very strict timelines established in Assembly Bill 32, it is reasonable to conclude that new regulations will be forthcoming to help reduce greenhouse gas emissions in the state. It is anticipated that individual cluster subdivision projects occurring as a result of the Agricultural Cluster Subdivision Program would also be subject to one or more state programs to reduce greenhouse gas generation and emission.</p> <ul style="list-style-type: none"> <li><i>Renewable Portfolio Standard (RPS)</i> - The renewable portfolio standard (RPS) is a standard specifying which percentage of electricity should come from renewable sources by a target date. AB 32 initially set this standard at 20 percent renewable energy by 2012. In April 2011, Governor Jerry Brown signed SB2X into law, which re-establishes California's RPS at 33</li> </ul>	Referrals shall be provided to the APCD for projects which may have direct impacts or the contribution towards cumulative impacts related to Greenhouse Gas emissions and Global Climate Change. This measure will be implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building; APCD			

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<p>percent renewable energy by 2030. This mandate applies to all public and private electricity providers in the state.</p> <ul style="list-style-type: none"> <li>• <i>Assembly Bill 32 Scoping Plan</i> - The California Air Resource Board (CARB) is presently developing scoping plan to focus California's actions on reducing greenhouse gas emissions in order to achieve the goals established in Assembly Bill 32 and clarified in Senate Bill 375. Some of the programs proposed for implementation under this draft scoping plan include, but are not limited to, the following: <ul style="list-style-type: none"> <li>○ Developing a cap and trade system linked to cap and trade systems in other western state and provincial governments.</li> <li>○ Reducing emissions from passenger vehicles by: 1) reducing greenhouse gas emissions; 2) reducing carbon content in fuel; and 3) reducing vehicle miles traveled.</li> <li>○ Increasing energy efficiency requirements for buildings, appliances, and new technologies.</li> <li>○ Increasing the Renewable Portfolio Standard to 33 percent (already in effect).</li> <li>○ Developing and adopting a low-carbon fuel standard.</li> <li>○ Developing greenhouse gas emission reduction targets on a regional basis.</li> </ul> </li> </ul>							

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<ul style="list-style-type: none"> <li>Increasing the efficiency of light-duty vehicles.</li> <li>Increasing efficiency of movement of goods, such as requiring ships to use port electricity.</li> <li>An incentive program for solar roofs.</li> <li>Increasing the efficiency of medium and heavy duty vehicles.</li> <li>Inventory and control greenhouse gas emissions from industrial operations.</li> <li>Support a statewide high speed rail network.</li> <li>Expand the use of green building practices.</li> <li>Limit use of high Global Warming Potential (GWP) gases, such as fluorocarbons.</li> <li>Reduce methane emissions from landfills by increasing waste diversion, reuse, and commercial recycling.</li> <li>Preserve forests for the value in carbon sequestration; consider forests as a source of biomass for energy generation.</li> <li>Encourage efficient use of water.</li> <li>Consider requiring the use of manure digesters or other forms of methane capture for livestock industries.</li> <li>Create incentive programs and encourage voluntary reduction.</li> </ul>							

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<b>GHG-1(d) Review for Compliance with Air Pollution Control District (APCD).</b> The Air Pollution Control District has not yet adopted CEQA thresholds for greenhouse gas emissions. Adoption of such thresholds is, however, anticipated within the next year. As each agricultural cluster subdivision goes through the discretionary review process, referrals will be provided to the Air Pollution Control District. Once the thresholds are formally established, the District will be able to identify if a project exceeds impact thresholds for greenhouse gas emissions and recommend mitigation strategies accordingly to reduce impacts as much as practicable. The County continues to use Bay Area Air Quality Management District thresholds in the interim. It is anticipated that the bulk of development that could occur under the Agricultural Cluster Subdivision Program will not be acted on by a Review Authority until the final APCD thresholds are in place. In either circumstance, each project may be evaluated and mitigation may be applied as part of the project-specific environmental review process based on either threshold.	Referrals shall be provided to the APCD for projects which may have direct impacts or the contribution towards cumulative impacts related to Greenhouse Gas emissions and Global Climate Change. This measure will be implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building; APCD			
<b>Hydrology and Water Quality</b>							
<b>HWQ-1(a) Project-Specific Review for Low Impact Development.</b> All agricultural cluster subdivision projects will be subject to CEQA (CEQA) review. As part of the CEQA review process, projects shall be reviewed to ensure appropriate Low Impact Development (LID) measures and techniques, also known as Best Management Practices (BMPs), have been incorporated	Implemented in accordance with CEQA and environmental review of individual agricultural cluster subdivisions.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building.			

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to avoid hydromodification impacts. Examples of LID measure to be considered include, but are not limited to: rain gardens, vegetated swales, bio-retention systems, infiltration planters, soil amendments, down-spout connections, reduced roadway surface (where permitted), porous paving systems, open-cell block pavers, porous turf pavement, and rain water harvesting.							
<b>Noise</b>							
<b>N-1(a) Noise Reduction Plan.</b> At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Department of Planning and Building. The Noise Reduction Plan shall include but is not limited to: <ul style="list-style-type: none"> <li>• Limit all phases of construction to the hours of 7:00 a.m. and 9:00 p.m. Monday through Friday as required by County Land Use Ordinance Section 22.10.120(A)(4);</li> <li>• Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule;</li> <li>• Shield especially loud pieces of stationary construction equipment;</li> <li>• Locate portable generators, air compressors, etc. away from sensitive noise receptors;</li> <li>• Limit grouping major pieces of equipment</li> </ul>	Implemented in accordance with CEQA, environmental review of individual agricultural cluster projects, the Noise Element of the County General Plan, and LUO Section 22.10.120(A)(4) / CZLUO Section 23.06.040	During the CEQA review process for individual agricultural cluster projects.	Project approval.	Department of Planning and Building.			

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<p>operating in one area to the greatest extent feasible;</p> <ul style="list-style-type: none"> <li>Place heavy traffic areas such as the maintenance yard, equipment, tool, and other construction oriented operations, in locations that would be the least disruptive to surrounding sensitive noise receptors;</li> <li>Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e. minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loose use of attention drawing language); and</li> <li>Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of project monitor, County inspector, construction foreman, etc. This notice shall be given one week in advance, and at a minimum of one day in advance of anticipated activities have changed. Project representatives shall verbally notify all surrounding residential owners.</li> </ul>							

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<p><b>N-3(a) Reduction of Nuisance Noise.</b> For any noise sensitive development proposed within projected 60 dBA noise contours, the applicant shall prepare a site-specific acoustical study by a qualified acoustical engineer and shall implement any recommendations of that study; this study shall contain recommendations to mitigate any noise levels that exceed the County's standard of 60 dBA CNEL. Options could include one of more of the following approaches:</p> <ul style="list-style-type: none"> <li>• Construction of a berm or wall;</li> <li>• Design of individual homes such that structures block the line-of-sight from useable backyards to the noise source;</li> <li>• For homes with backyards not blocked by intervening structures, backyard fencing of sufficient height to block line-of-sight to the noise source;</li> <li>• Placement of windows and balconies away from the noise source, as applicable.</li> <li>• Within residences, bathrooms and kitchens should be located toward the noise source, while bedrooms should be located away from the noise source; or</li> <li>• Development should follow normal construction practices and building code requirements. Use of noise reducing building materials, such as double paned windows, shall be used to further reduce</li> </ul>	Implemented in accordance with CEQA, environmental review of individual agricultural cluster projects, and the Noise Element.	During the CEQA review process for individual agricultural cluster projects.	Project approval.	Department of Planning and Building.			

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indoor noise levels by insulating against outdoor noise sources.							
<b>Transportation and Circulation</b>							
<b>T-1(a) Traffic Study and Facility Improvements.</b> In certain cases, projects with the potential to significantly affect the County's roadway system or State Highways may need to provide a traffic study prepared by a qualified consultant. Projects will be referred to the Department of Public Works for consideration, and the Director of Public Works, or their designee, shall have the authority to request such reports. If State Highways may be affected, projects shall also be referred to Caltrans for their determination to request a traffic study in consultation with Caltrans staff. Once reviewed and approved, the recommended measures identified in the traffic study shall be incorporated into the project design. Appropriate measures incorporated through a traffic study or through individual review of the project may include, but are not limited to the following: <ul style="list-style-type: none"> <li>• Payment of a County road impact fee;</li> <li>• Payment of a road impact fee for a nearby city;</li> <li>• Contributing funds towards a regional intersection or interchange improvement; and/or</li> <li>• Constructing additional road improvements, such as widening, channelization, adding a turn lane, etc.</li> </ul>	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with Public Works Department and Caltrans.			

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<b>T-2(a) Roadway Safety Analysis.</b> Projects shall be referred to the Department of Public Works and/or Cal Trans for review. If either agency identifies concerns with respect to safety, the project applicant will be required to provide a roadway safety analysis prepared by a qualified traffic engineer. The engineer shall provide recommendations in accordance with County Policy (Reso 2008-152), which would be required to be reviewed by the Department of Public Works and/or Cal Trans and incorporated into the project. Such recommendations could include road improvements such as widening, signage, landscape design, and acceleration/deceleration lanes.	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building in consultation with Public Works Department and Caltrans.			
<b>Visual Resources</b>							
<b>VR-1(a) Project-Specific Consideration of Scenic Resources.</b> Individual agricultural cluster subdivision projects would require conditional use permit/development plan and tentative map approval, and would be subject to individual environmental determinations. During environmental review, agricultural cluster subdivision applications shall be considered for consistency with thresholds of significance for aesthetics and visual resources in accordance with Appendix G of the State CEQA Guidelines. Review of agricultural cluster subdivision projects shall consider the following:  <ul style="list-style-type: none"> <li>Removal of trees or visually dominant vegetation shall be avoided to the extent feasible. When possible, development shall be sited to use</li> </ul>	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building.			

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<p>existing mature vegetation as visual screening.</p> <ul style="list-style-type: none"> <li>Proposed structures and retaining walls shall be constructed using colors and materials that blend with the existing natural terrain and visual setting of the project site and surrounding landscape.</li> <li>Driveways or access roads and their associated cut and fill slopes shall be located to minimize visibility from major public roadways.</li> <li>Water tanks, propane tanks, and other infrastructure shall not be placed in visually prominent locations.</li> <li>Graded slopes shall be blended with surrounding natural contours.</li> <li>Proposed landscaping shall be blended with surrounding natural vegetation.</li> <li>Appropriate mitigation measures shall be discussed in the Initial Study for projects which have the potential to impact scenic resources.</li> </ul>							
<p><b>VR-1(b) Architectural and Landscape Guidelines.</b> Applications for agricultural cluster subdivisions shall include draft architectural and landscape guidelines, which include the following components:</p> <ul style="list-style-type: none"> <li>Tract landscaping shall consist of native drought-tolerant species and shall emulate and be compatible with the surrounding natural environment.</li> <li>Individual house landscape plans shall be</li> </ul>	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building.			

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<p>prepared by a qualified landscape architect or other qualified professional and shall be designed to screen and blend the development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants consistent with the San Luis Obispo County Approved Plant List.</p> <ul style="list-style-type: none"> <li>Development plans shall include earth-tone colors on structure roofing and other on-site features to reduce potential visual contrast between the structures and natural terrain and backdrop. Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.</li> <li>Understories and retaining walls higher than six feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect.</li> </ul>							
<b>VR-1(c) Site Work in Scenic Areas.</b> Grading, vegetation removal, and other landform alterations shall be minimized on sites located within areas determined by the Director to be a major public viewing corridor from collector or arterial roads.	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building.			
<b>VR-1(d) Grading.</b> Grading should preserve hillsides and natural topography to the maximum extent	Implemented through LUO Section	Project approval.	N/A	Department of Planning and			

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feasible. Grading transitions should be gentle rather than abrupt.	22.52.150A.5 / CZLUO Section 23.05.048.a.(5).			Building			
<b>VR-4(a) Lighting Standards.</b> In addition to standard ordinance requirements, individual agricultural cluster subdivision projects shall comply with the following requirements: <ul style="list-style-type: none"> <li>All exterior lighting shall be designed as part of the overall architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with the building design, the lighting design and hardware of the public spaces, and the overall visual environment of the County.</li> <li>Light fixtures with exposed light bulbs shall generally be avoided, but in no case shall be visible from off-site locations.</li> <li>All light fixtures shall be shielded to confine the spread of light within the 5 percent residential development area.</li> <li>Upward directed lighting for landscaping shall not be allowed.</li> </ul>	Implemented in accordance with CEQA, environmental review of individual agricultural cluster projects, and in reviewing projects for compliance with LUO Section 22.10.060 / CZLUO Section 23.04.320.	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building.			
<b>Water Resources</b>							
<b>WR-1(a) Consideration of cumulative impacts as part of the project-specific environmental review process.</b> The Initial Study prepared for any and all proposed agricultural cluster subdivisions shall consider and address any potential cumulative impacts on water resources that could result from the proposal. Such consideration shall also take into account existing and	Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, and in reviewing projects for	During the CEQA review process for individual agricultural cluster projects.	To be determined by County on a project-by-project basis.	Department of Planning and Building.			

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<p>future water extraction from uses that may not presently be regulated (e.g. agricultural water demand). Appropriate, feasible mitigation measures to offset the project's contribution towards an impact shall be provided. Such measures may include, but are not necessarily limited to the following measures, which would be presumably implemented for all uses (e.g. not just agricultural cluster subdivisions) basin-wide where cumulative impacts are anticipated, in order to effectively mitigate those cumulative effects:</p> <ul style="list-style-type: none"> <li>• <b>Groundwater Management Plan Requirements.</b> Compliance with any applicable measures in an established groundwater management plan that are intended to address cumulative basin-wide impacts.</li> <li>• <b>Compliance with any applicable requirements from Title 8 (or any other applicable groundwater management ordinance) of the County Code.</b> In areas where groundwater resources are limited, the County may establish water fixture retrofit programs. Such programs are presently in place in the Nipomo Mesa Management Area and in the Los Osos area. Applicants seeking to develop may be required to offset net increases in non-agricultural water by retrofitting a specified number of fixtures based on an established ratio.</li> <li>• <b>Compliance with landscaping ordinances.</b> In certain areas, the County may require low-water-use landscaping. When implemented basin-wide,</li> </ul>	compliance with applicable plans and ordinances.						

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<p>this can substantially reduce residential water demand.</p> <ul style="list-style-type: none"> <li>• <b>Best Management Practices.</b> To address cumulative impacts, a project may be required to have all residential development comply with the California Urban Water Conservation Council (CUWCC)'s Best Management Practices for residential development and landscaping. The practices require water-efficient landscaping, low-flow fixtures, and water-efficient appliances.</li> <li>• <b>Purchasing water offsets.</b> If such a program should be developed to address cumulative effects in a groundwater basin, an applicant may be required to purchase surface water or other supplemental water allocations (e.g. State Water Project, Nacimiento Lake, Lopez Lake) to be dedicated to uses within urbanized areas in order to allow a commensurate reduction in municipal pumping from that basin. This may require the applicant to enter into an agreement with the purveyor of the allocation ensuring that groundwater pumping is reduced.</li> </ul>							
<p><b>WR-1(b) Offset non-agricultural water use.</b> Where resulting residential development would conflict with agricultural water demands, agricultural cluster subdivision projects shall be required to offset net increases in non-agricultural water demand with non-agricultural water (water that has never been used, whether on or off the site, for an agricultural activity such as cultivation, growing, harvesting and</p>	<p>Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects.</p>	<p>During the CEQA review process for individual agricultural cluster projects.</p>	<p>To be determined by County on a project-by-project basis.</p>	<p>Department of Planning and Building.</p>			

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<p>production of any agricultural commodity and appurtenant practices incidental to the production of agricultural commodities), Mitigation measures that will offset the net increases shall be discussed and fully evaluated in a project-specific Initial Study. Measures offsetting non-agricultural water demand may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>Contributing proportionally towards an existing water mitigation program covering the underlying groundwater basin.</li> <li>Purchasing off-site water allocations (e.g. surface water allocations from Nacimiento Lake or the State Water Project) to be directed towards the agricultural use and subsidized by the residential development.</li> <li>Other feasible and suitable means identified by the Environmental Coordinator which would effectively negate any new conflicts in water demand brought about by residential development.</li> </ul>							
<p><b>WR-1(c) Evaluation of the feasibility of water offset mitigation measures.</b> The hydrogeologic analysis supplied with each agricultural cluster subdivision project shall consider and evaluate proposed mitigation measures to offset non-agricultural water use. Such evaluation shall consider both enforceability and nexus. Measures must be fully enforceable and able to be monitored without undue burden on County staffing or funding sources.</p>	<p>Implemented in accordance with CEQA and environmental review of individual agricultural cluster projects, and in reviewing projects for compliance with applicable plans and</p>	<p>During the CEQA review process for individual agricultural cluster projects.</p>	<p>To be determined by County on a project-by-project basis.</p>	<p>Department of Planning and Building.</p>			

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Preference shall be given to mitigation by design over mitigation by policy. With respect to nexus, water offsets must have a direct relationship to impacts caused by net increases in non-agricultural water demand. As such, offsets would need to occur in the same basin or sub-basin where the identified availability constraints and impacts are being experienced.	ordinances.						

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